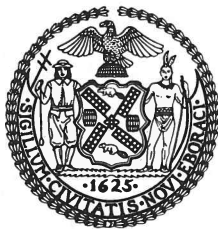


Alida Camp  
Chair

Will Brightbill  
District Manager



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**The City of New York  
Community Board 8 Manhattan**

July 19, 2019

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, NY, 10007

RE: 160 East 70<sup>th</sup> Street (Between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues) - Upper East Side Historic District *Alan Berman, Architect PLLC* – Application is for a full redesign of the buildings' façade.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2019, the board voted to **disapprove** the application in accordance with the following resolution by a vote of 40 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

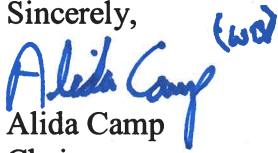
**WHEREAS** this building was one of four brownstone houses built in the Italianate style;  
**WHEREAS** the two townhouses to the west remain in the Italianate style;  
**WHEREAS** the house to the east has a white color, modern façade;  
**WHEREAS** 160 East 70<sup>th</sup> Street was changed from an Italianate style to a Neo-Classical style with a modern top with one large opening with four windows;  
**WHEREAS** the areaway in front of the main entrance is to be extended 6'-2" beyond the property line onto the sidewalk to match the areaway of the house to the west, thereby narrowing the sidewalk;  
**WHEREAS** the areaway is to continue the use of the bluestone sidewalk slabs with bluestone pavers;  
**WHEREAS** the house to the west has its original stoop and areaway and, therefore a justification for the original narrowing the sidewalk;  
**WHEREAS** the applicant proposes to replace the brownstone façade with a limestone façade;  
**WHEREAS** the limestone façade has a Neo-Classical character in the stone but a contemporary character in the windows;  
**WHEREAS** on the ground floor, the limestone is designed as a rusticated base;  
**WHEREAS** the rusticated limestone base of the building has a first course of granite;  
**WHEREAS** on the ground floor, the entrance door has been centered with a window either side;  
**WHEREAS** on the second and third floors, the three window openings have been replaced with two large openings with four wood and glass doors opening onto a balcony with a decorative


wrought iron railing and on the third floor with four wood and glass casement windows opening behind a decorative wrought iron railing;  
**WHEREAS** on the second and third floors the windows are organized with a pair of windows in the center and windows on either side;  
**WHEREAS** on the fourth and fifth floors, the original openings have been elongated with a pair of casement windows in each opening;  
**WHEREAS** all the windows have narrow limestone surrounds;  
**WHEREAS** the top of the sheet metal cornice matches the height of the building to the west;  
**WHEREAS** the areaway narrows the sidewalk on a busy pedestrian street;  
**WHEREAS** the building appears to be a composite of two styles with a Neo-Classical character in the limestone and a Modernist character in the windows;  
**WHEREAS** the change from brownstone to limestone changes the character of the street in that one third of the brownstone massing has been lost when 160 is converted to limestone;  
**WHEREAS** each element of the building is carefully conceived but, as a composition, not contextual and appropriate within the historic district;

**THEREFORE, BE IT RESOLVED THAT** this application is **disapproved** as presented.

Please advise us of any action taken on this matter.

Sincerely,

  
Alida Camp  
Chair

  
David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District